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Executive Director

Marcel C. Acosta

IN REPLY REFER TO:
NCPC FILE No. ZC 15-04

NOV 12 2015

Zoning Commission of the
District of Columbia
441 4th Street NW
2nd Floor, Suite 210
Washington, DC 20001

Members of the Commission:

Pursuant to delegations of authority adopted by the Commission on August 6, 1999,

I found that the proposed Consolidated Planned Unit Development and Related Map Amendment in Square 3788, would not be inconsistent with the Comprehensive Plan for the National Capital. A copy of the Delegated Action of the Executive Director is enclosed.

Sincerely,

Marcel C. Acosta
Executive Director

Enclosure

cc: Eric Shaw, Director, DC Office of Planning
Anthony Hood, Chairman, Zoning Commission



Delegated Action of the Executive Director

PROJECT

**Consolidated Planned Unit Development and
Related Map Amendment at Square 3788
(Comstock Sixth Street, LLC)**
6th Street, 7th Street, and Ava Circle, NE
Washington, DC

NCPC FILE NUMBER

ZC 15-04

NCPC MAP FILE NUMBER

53.00(06.00)44242

DETERMINATION

Approval of report to the Zoning
Commission of the District of Columbia

REFERRED BY

Zoning Commission of the District of Columbia

REVIEW AUTHORITY

Approval of Comments to the Zoning
Commission of the District of Columbia

The Zoning Commission of the District of Columbia, on behalf of Comstock Sixth Street, LLC, has referred a Consolidated Planned Unit Development (PUD) for the “Totten Mews” townhouse development and related map amendment. This proposal will rezone Square 3788, Lot 814 from the split-zoned FT/C-M-1 and R-2 to the R-4 District to allow for higher density residential development on the entire site, located in the Fort Totten neighborhood in Northeast Washington, DC. The site is located at the end of a portion of 6th Street, NE and is bounded by private property to the north, south, and east. Directly across the street from the property to the west is the Capital Area Food Bank; to the north is the Emerson Park Townhouse PUD; to the south and east are semi-detached two-story dwellings. The property is land-locked except for the 6th Street access and does not have alley access. South Dakota Avenue is located a few blocks to the east, and the Fort Totten Metro Station is within a 20 minute walk to the northwest.

The proposed PUD is located on a vacant 4.2 acre-site. The irregular-shaped property is currently occupied by a large concrete slab, an abandoned railroad siding track, and an old industrial building. There is an existing wooded area and significant grade changes along the northern and eastern boundaries, which would be maintained to provide a buffer between Emerson Park residents and the new development.

A portion approximately 180 feet wide on the west side of the property is within the Commercial-Light Manufacturing District (C-M-1) and Fort Totten Overlay (FT). The remainder of the site and surrounding properties to the north, east, and south are in the Low Density Residential District (R-2). The FT Overlay District allows existing industrial business to remain and expand, the C-M-1 District allows light manufacturing activities including warehouses, offices and automotive usage and it does not permit residential use or mixed use development. Residential developments, including semi-detached structures are permitted in the R-2 District. However this district requires a minimum lot width of 30 feet, and a minimum area of 3,000 square feet. The R-4 District allows row dwellings and reduces the required minimum lot width to 18 feet and minimum lot area to 1,800 square feet. In addition to the requested PUD-related map amendment to the R-4 District, the applicant seeks zoning flexibility to permit multiple buildings on a single recorded lot.

The proposal consists of 40 three-story single family townhouses, with two unit types, each with three bedrooms. The overall density will be approximately 0.49 floor area ratio (FAR). Thirty-eight would front on landscaped mews, while two would front on 6th Street, NE. Townhomes would primarily be clustered in six building strings: four buildings of 7 units, one with 10 units and a smaller building with two units. All units would have one integrated car garage accessed through the rear, and an eighteen-foot long individual driveway.

The U-shaped/loop two-way private drive with a 20-foot clear travel way would provide ingress and egress to the homes. Seventeen parallel parking spaces would be included for visitors, with six spaces along the 6th Street frontage and 11 spaces at the eastern edge of the site, on both sides of the private road. The proposal includes a 10-foot wide, lit and paved pedestrian path at the northwest corner of the lot, which will connect with an easement through the Emerson Park townhomes to 6th Street, NE and the Fort Totten Metro Station.

Other features include sidewalks five feet in width located along the homes' frontage, as well as a north-south pedestrian connection to the proposed playground and open space, abutting the existing wooded area to the north. Typical development lots would be 18 feet wide, with areas of 1,800 square feet or 1,867 square feet.

The proposed development is not inconsistent with the Comprehensive Plan for the National Capital. Both 6th and 7th Streets, NE have a 60-foot right-of-way, which would allow a maximum building height of 60 feet for residential streets under the Height Act. Since the proposed maximum height for the townhouses is 40 feet to the ridge line, the proposed building heights are below the height allowed and consistent with the Height Act.

The site is located within close proximity to Fort Totten Park, part of the Civil War Defenses of Washington. The proposed PUD and related map amendment will not adversely affect Fort Totten Park or any other federal property.

* * *

Pursuant to delegations of authority adopted by the Commission on August 6, 1999 and 40 U.S.C. §8724(a), and DC Code §2-1006(a), I find the proposed Consolidated Planned Unit Development and Related Map Amendment in Square 3788, would not be inconsistent with the Comprehensive Plan for the National Capital.



Marcel Acosta
Executive Director

10-30-15

[Date]